



**City Council
Pre-Agenda/Regular Meeting Agenda
Tuesday
January 14, 2020 @ 6:00 pm
Trinity City Hall Annex**

Members Present: Mayor Pro-Tem Don Payne; **Council members:** Jack Carico, Bob Hicks, Tommy Johnson and Steve Lawing.

Others Present: City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; Planning Director, Marc Allred; City Clerk, Annette de Ruyter; Finance Assistant, Lisa Beam; Deputy Sgt. Kyle Cox and other interested parties.

- **Call to Order; Welcome Guests and Visitors**

Mayor Pro-Tem Payne called the Meeting to order at 6:00 pm and welcomed everyone.

- **Pledge of Allegiance and Invocation**

Mayor Pro-Tem Payne led the Pledge of Allegiance and gave the Invocation.

- **Review, amend if needed, and approve Proposed Regular Meeting Agenda**

Mayor Pro-Tem Payne called for changes or amendments to the agenda.

City Manager Hinson asked that the Agenda be amended to include a Text Amendment differentiating Body Shops and Auto Repair, it will become 4(a).

A motion was made by Council member Johnson to Amend the Agenda to include 4 (a) Text Amendment differentiating Body Shop and Auto Repair. The motion was seconded by Council member Lawing and approved with a vote of 5 ayes and 0 nays.

Regular Meeting Begins Here:

I. Annual Reports

A. 2018-2019 Annual Audit Review

Mayor Pro- Tem Payne opened this Item and called on Mr. Monty Pendry, Gibson and Associates for review of the 2017-2018 Annual Audit with Council.

Mr. Pendry thanked Council for allowing his company to perform the audit for the City of Trinity. Our firm completed the audit for the fiscal year ending in June 30, 2018. The audit was presented to the Local Government Commission and approved by them.

I would like to share with you some highlights of the city's fiscal year and our audit. We have completed the Audit and have awarded the City an unmodified opinion. This is the cleanest opinion that can be given.

- The assets and deferred outflows of resources of the City of Trinity exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$23,942,473 (net position).
- The government's total net position decreased by \$212,766 primarily due to a decrease in the governmental activities net position.
- As of the close of the current fiscal year, the City of Trinity's governmental funds reported combined ending fund balances of \$8,317,843 with a net increase of \$138,192 in fund balance. Approximately 26.60% of this total amount or \$2,212,121 is non-spendable or restricted and committed.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$6,105,722 or 198.24% of total general fund expenditures for the fiscal year.
- The City of Trinity's total debt decreased by \$251,154(1.89%) during the current fiscal year. The key factor in this decrease was the payments on the debt.

Mr. Pendry stated that his firm felt the City of Trinity is in good financial standing and called for questions. Hearing none the report was concluded.

II. Public Comment Period

Mayor Pro-Tem Payne opened the Public Comment Section and called on those who had signed in and wished to speak during Public Comment to please come forth.

Angie Nash, 5241 Farlow Street- Ms. Nash expressed her concern on terminating recycling. She felt that other options were available. She would have liked the City to explore changes in materials we would accept in place of ending the program.

Veroniek Stofferis, 7149 Hunters Club Dr. - Ms. Stofferis reiterated her concern on cancelling recycling. She stated her family of 5 produce more recyclable material than they produce in trash. Ms. Stofferis expressed her concerns on educating others as she has her children on proper ways to recycle. Recycling is better for the environment than filling the landfills with trash.

John Ammons, 6145 Lowerywood Circle- Mr. Ammons reiterated to Council the decision on recycling. He felt it would put a hardship on the elderly, to carry their recyclables to the Kennedy Road site. An increase could have been easier for residents to do.

My other concern is commercial growth within the city. We need growth to supply jobs for our children in the city.

Martha Stunda, 5661 Meadowbrook Drive- Ms. Stunda addressed Council about various issues she feels that the City of Trinity needs. She would like to see a Beautification Committee formed, so the city can be free of litter and debris on the roadways. She also expressed her thoughts on some code enforcement addresses that need attention.

Danny Phillips, 7191 Hunters Club Drive- Mr. Phillips spoke about recycling. He asked Council to please rethink their decision. He felt the importance of recycling would be more beneficial to future generations. We need to help the environment now.

III. Consideration of Consent Agenda: These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.

1. Approval of the Minutes for the December 10, 2019 City Council Meeting.

Mayor Pro-Tem Payne opened this Item and called for discussion, changes, and or motion.

A motion was made by Council member Carico to approve the minutes as presented. The motion was seconded by Council member Lawing and approved with a vote of 5 ayes and 0 nays.

IV. Public Hearing

2. Rezoning of PIN #s 6797981290 & 6797983197 from R-40 to R-20

Mayor Pro-Tem Payne opened this Item and called on Planning Director, Marc Allred for presentation.

Mr. Allred discussed the owner's request. The property is located at 4846 and 4856 Pike Street. Pin # 6797983197 is Turnpike Rd. The owner would like to have 3 stick-built homes on these properties. The parcels are currently zoned R-40 and the owner is proposing R-20.

Surrounding Land Use is:

- North- Single Family Residential
- South- Single Family Residential
- East- Single Family Residential
- West- Single Family Residential
- Water and sewer are available.
- Total lot size 1.71 acres

Mayor Pro-Tem Payne opened the Public Hearing at 6:30 pm.

Speaking for:

Curtis Austin, Austin Builders- Mr. Austin has proposed rezoning the properties to allow him to build 3 stick-built homes. The average price would be \$150,000 each.

Speaking against: None

Mayor Pro-Tem Payne closed the Public Hearing at 6:42 pm.

After Council discussion, *a motion was made by Council member Johnson to approve rezoning as presented. This rezoning is compliant and consistent with the Land Use Plan and the size of the property would fit in with the neighborhood. The motion was seconded by Council member Lawing and approved with a vote of 5 ayes and 0 nays.*

3. Rezoning of 5239 Hopewell Church Rd Pin # 7707231579 from RA & R-40 to HC (Highway Commercial).

Mayor Pro-Tem Payne opened this Item and called on Planning Director, Marc Allred for presentation.

Stormwater/Planning and Zoning Director Allred discussed the request. The owner would like to sell his property with the neighbor's property. The current zoning for Pin# 7707231579 is R-40 & RA (Residential Agriculture). The proposed zoning request would be HC (Highway Commercial).

The Land Use: Residential

Surrounding Land Use is:

- North- Vacant
- South- Vacant
- East- Single – Family Residential
- West- Vacant
- The lot size is 3.32 acres
- Water is available

Mayor Pro-Tem Payne opened the Public Hearing at 6:50 pm.

Speaking For: **David Wilson, owner Kamllands Realty-** Mr. Wilson explained he would like to sell his property with the neighbor's property to increase the size of the parcel to 6.68 acres.

Speaking against: None

Mayor Pro-Tem Payne closed the Public Hearing at 6:52 pm.

A motion was made by Council member Lawing to approve the rezoning as presented. This rezoning is compliant and consistent with the Land Use Plan and the size of the property would fit in with the neighborhood. The motion was seconded by Council member Johnson and approved with a vote of 5 ayes and 0 nays.

4. Preliminary Acceptance Resolution to consider adding Stone Gables Drive and Rock Ledge Lane to the City Street List.

Mayor Pro-Tem Payne opened this Item and called on Manager Hinson for presentation.

Manager Hinson presented the Approval of Preliminary Acceptance Resolution. Council will consider final approval if all conditions have been met as provided to the Homeowners Association and confirmed by staff at the next monthly Council meeting.

After Council discussion, a motion was made by Council member Carico to accept the Preliminary Acceptance Resolution. The motion was seconded by Council member Lawing and approved with a vote of 5 ayes and 0 nays.

Agenda Amendment to add 4 (a).

4 (a). Text Amendment to differentiate between Body Shop and Automobile Repair.

Mayor Pro- Tem Payne opened this Item and called on Planning Director, Marc Allred for presentation.

Planning and Zoning Director, Allred discussed that Trinity's Zoning Ordinance did not differentiate between Body Shop and Automobile Repair. Mr. Allred presented the updated Zoning Ordinance explaining the difference in the two.

Mayor Pro-Tem Payne opened the Public Hearing at 7:00 pm.

With no one speaking for or against, Mayor Pro-Tem closed the Public Hearing at 7:01 pm.

A motion was made by Council member Hicks to accept the updated Text Amendment as presented. The motion was seconded by Council member Lawing and approved with a vote of 5 ayes and 0 nays.

V. New Business

5. Approve Jacob Carroll Pick up Schedule for 2020

Mayor Pro-Tem opened this Item and called on City Clerk, Annette deRuyter for presentation.

Ms. De Ruyter explained this is for adopt-a-highway covering the section of Highway 62 from Finch Farm Road to Hopewell Church Road. The City adopted this section of road in honor of Jacob Carroll, a fallen soldier.

A motion was made by Council member Johnson to approve the schedule for the Jacob Carroll Pick Up. The motion was seconded by Council member Carico and approved with a vote of 5 ayes and 0 nays.

VI. Code Enforcement Report and Permits Report

Mayor Pro-Tem Payne opened this Item and called on Planning and Zoning Director, Marc Allred for discussion.

Mr. Allred reported that 6 cases were closed, and 1 case opened on the Code Enforcement Report.

He reported that in 2019 the City of Trinity had 44 new home permits issued from Steeplegate Village.

Mr. Allred updated Council on the following subdivisions:

- **Grubb Subdivision** is now Colonial Ridge. This will be a slow process to allow the grading to stabilize. He can only grade 1 acre at a time and he needs to plant grass before he can grade more land.
- **Ridge Point** have acquired permits from Department of Transportation.
- **Trinity Middle School** sewer installation in process.
- **Mendenhall in** process of grading.

VII. Business from City Manager and Staff

City Manager Hinson discussed various dates with Council for the Annual Retreat. After discussion of various dates, February 21, 2020 was approved and set as the date for the Annual Retreat for the City of Trinity. Manager Hinson asked Council to provide topics they would like to discuss as soon as possible to allow staff time to compile the Agenda.

City Clerk, Annette de Ruyter shared the following:

- The Infrastructure Meeting scheduled for January 21, 2020 has been cancelled.
- The Planning and Zoning Meeting scheduled for January 28, 2020 has been cancelled.

VIII. Business from Mayor and Council

Mayor Pro-Tem Payne relayed to those present the Council has decided to come together and appoint a Mayor. Mayor Pro-Tem Payne expressed his feelings concerning his tenure as Mayor Pro-Tem. He shared it has been an honor to serve in this capacity but felt it does require a lot of time. Mayor Pro-Tem Payne discussed family commitments he was involved in and would like to devote more of his time for them.

A motion was made by Council member Johnson to appoint Richard McNabb as Mayor for the City of Trinity. The motion was seconded by Mayor Pro-Tem Payne and approved with a vote of 5 ayes and 0 nays.

Mayor Pro-Tem Payne also discussed the possibility of changing meetings back to Monday nights.

After discussion, *a motion was made by Council member Lawing to move the meeting days to Mondays. The motion was seconded by Council member Payne and approved with a vote of 5 ayes and 0 nays.*

IX. Adjournment

With no other business to discuss, *a motion was made by Council member Lawing to adjourn the January 14, 2020 meeting at 7:26 pm. The motion was seconded by Mayor Pro-Tem Payne and approved with a vote of 5 ayes and 0 nays.*